



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 15, 2020

Council District 7

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: none submitted
Support: none submitted

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Total E & P USA Barnett, LLC

Site Location: 6800 block Hatch Road Acreage: 5.18

Proposed Use: Single Family

Request: From: "AG" Agricultural/NASJRB/APZ II Overlay
To: "A-5" One-Family/NASJRB/APZ II Overlay

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Staff Recommendation: Approval

Background:

The proposed site is located south of Hatch Road and just east of the ACUZII (NASJRB Airport Overlay Compatible Use Zone II). The applicant is requesting to rezone the property to "A-5" One-Family for single family development.

This area is part of an older Preliminary Plat (PP-03-109) Meadow Lakes originally approved December 19, 2003. The (DRC) Development Review Committee administratively approved the extension of the plat since there was building permit activity from previous final plats. The subject property is within the NASJRB Compatible Use Zone II Overlay in which new subdivisions are not permitted. Since this subdivision was previously approved building out the remainder as single-family lots is permitted.

Surrounding Zoning and Land Uses:

- North "A-5" One Family / vacant land, gas well
- East "A-5" One-Family / single-family
- South Lakeside / single-family
- West "AG" Agricultural / vacant land

Recent Relevant Zoning and Platting History:

Zoning History: ZC-20-029 Approved by City Council 04/07/20 for A-5 zoning, subject property to the east.

Public Notification:

300 foot Legal Notifications were mailed on July 21, 2020.
The following organizations were notified: (emailed July 21, 2020)

Organizations Notified	
Northwest Fort Worth Neighborhood Alliance	Neighbors of Jinkens Heights/Crestridge NA
North Lake Worth NA	Streams And Valleys Inc
Trinity Habitat for Humanity	NAS Fort Worth JRB RCC
Fort Worth ISD	Lake Worth ISD
Eagle Mountain-Saginaw ISD	

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change from “AG” Agricultural to “A-5” One-Family for single family development. Surrounding land uses consist of proposed single family to the east, single family to the south, vacant land to the west and gas well pad site to the north.

The proposed zoning **is compatible** with surrounding land uses.

2. **Comprehensive Plan Consistency –Far Northwest**

The 2020 Comprehensive Plan designates the site as Single Family. The proposed zoning is consistent with the following Comprehensive Plan policies:

- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.

Based on conformance with the future land use map and policy as stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

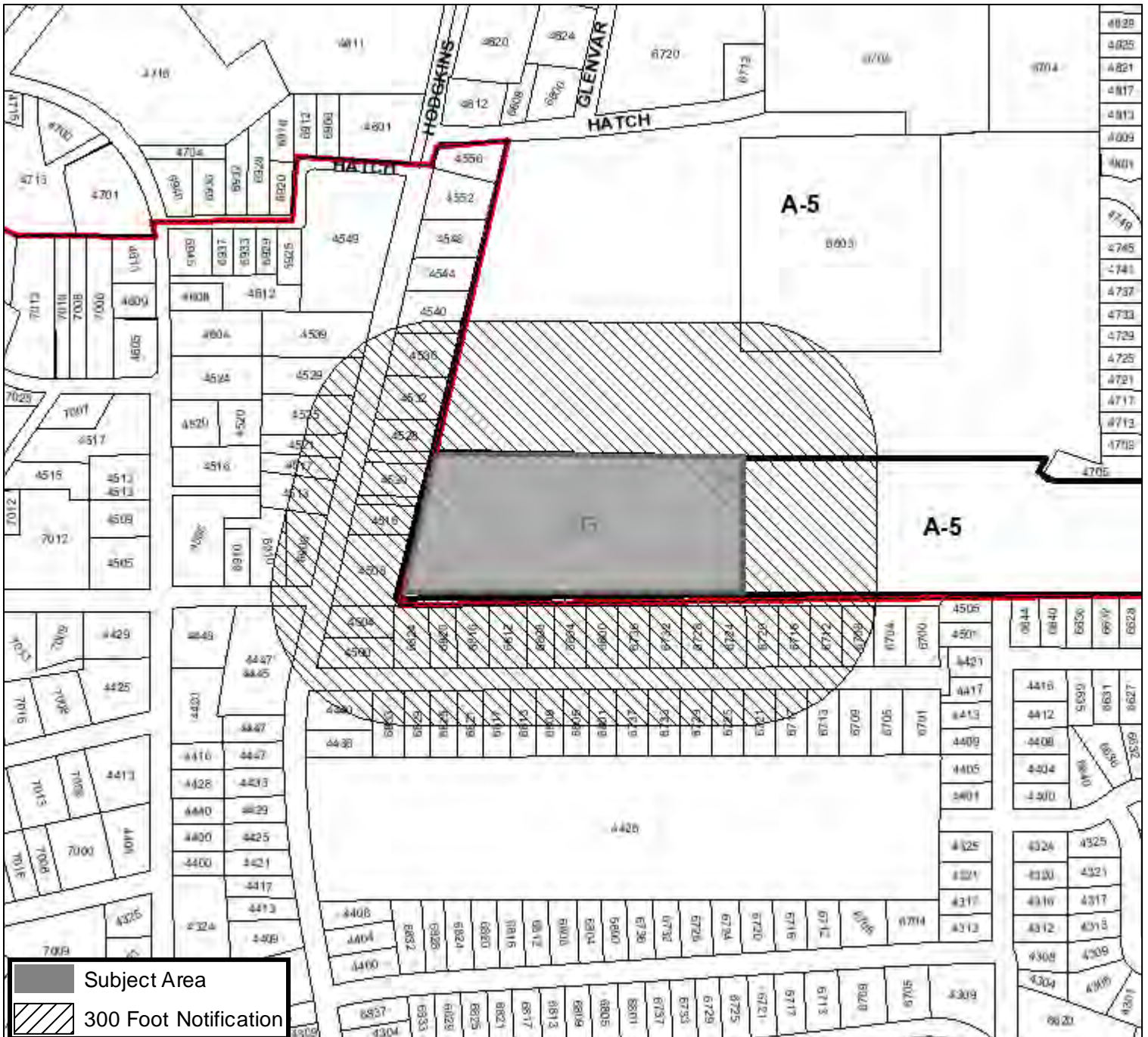
Attachments:



- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

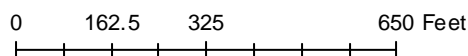


Area Zoning Map

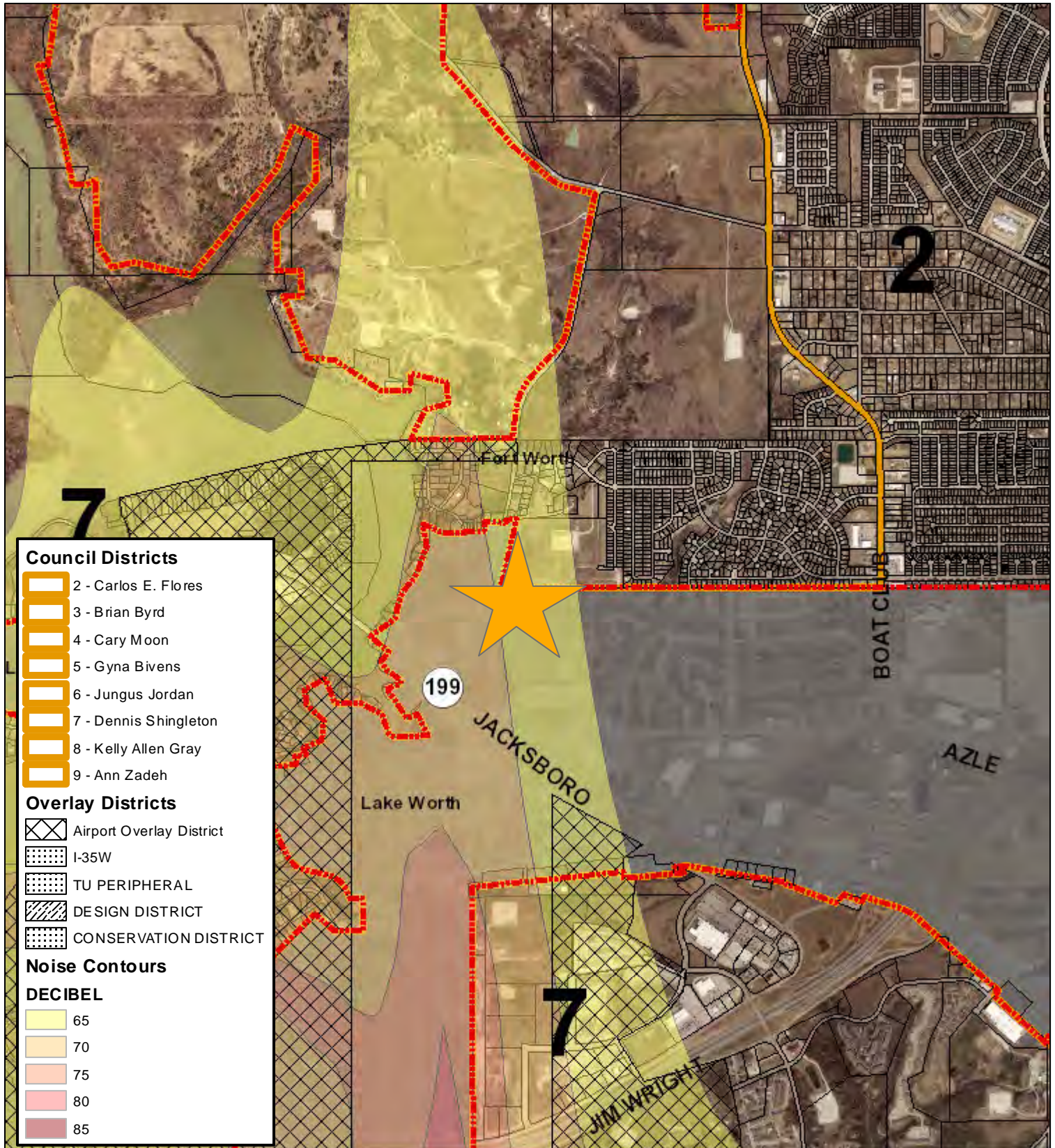
Applicant: Total E&P USA Barnett LLC
 Address: 6700 - 6800 blocks Hatch Road
 Zoning From: AG with NASJRB APZ II Overlay
 Zoning To: A-5 with NASJRB APZ II Overlay
 Acres: 5.1820059
 Mapsco: 46N
 Sector/District: Far Northwest
 Commission Date: 8/12/2020
 Contact: 817-392-2495



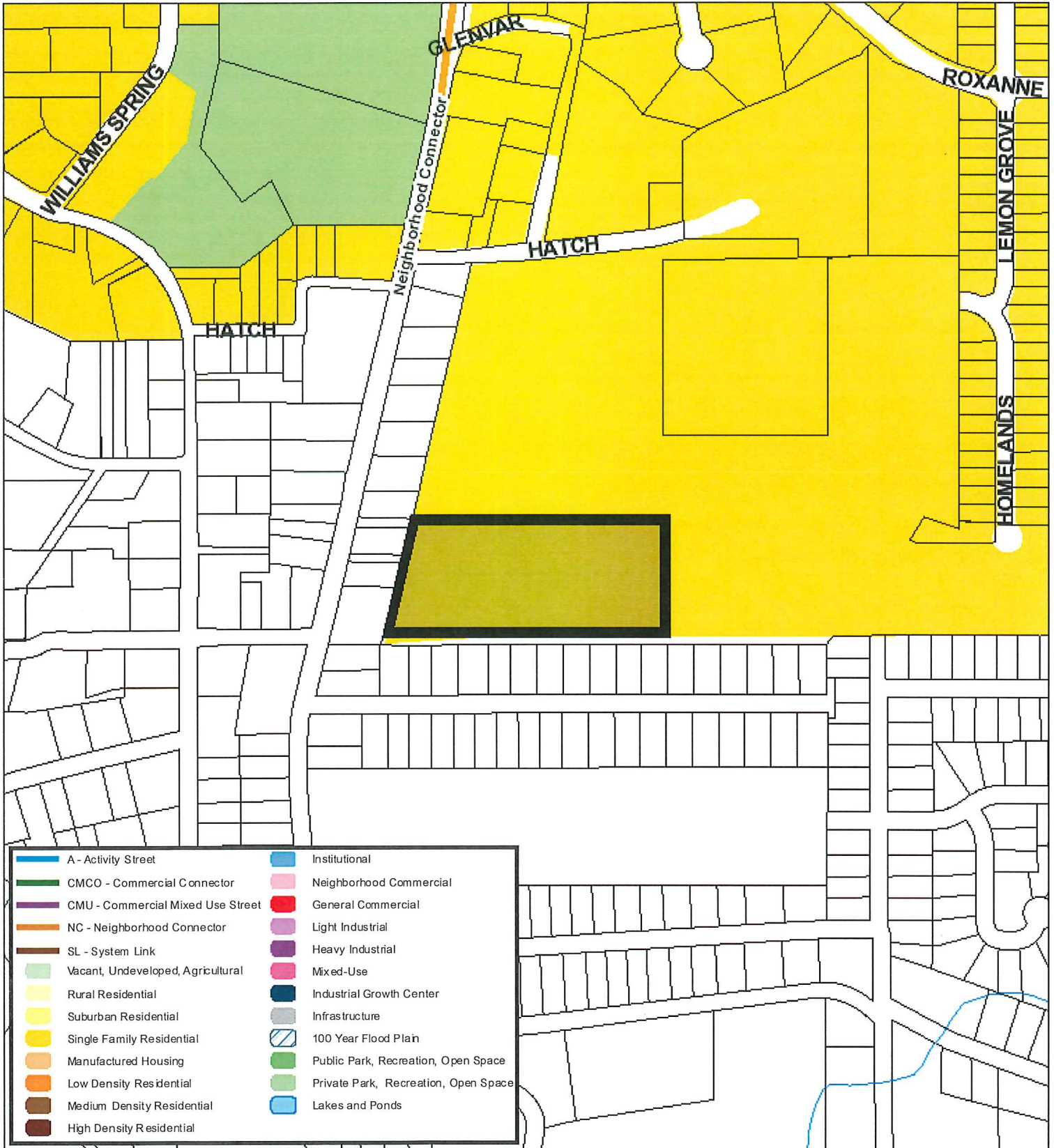
 Subject Area
 300 Foot Notification



Area Map



Future Land Use



360 180 0 360 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005) Land use designations were approved by City Council on March 3, 2020



Aerial Photo Map

